

July 24, 2012
6:30 P.M.

ROLL CALL:

APPROVAL OF MINUTES:

Minutes from the June 26, 2012 Special Board of Adjustment Meeting

VOTE: All in favor Motion Carried

OLD BUSINESS:

None

NEW BUSINESS:

Review Petition 12-19 Tax Parcel # 1900-500-127 also known as 114 Ohio Ave.

Andrew Ledger introduced himself as the owner of the property at 114 Ohio Ave. He stated there were a few reasons he wanted the deck in the rear of his property. He said his son has allergies to many things including grass. He then stated that there are roots and a stump taking up most of the back yard from a tree that was taken down. He went on to say that there are steps leading into the home from the back yard that are only as wide as the door and his children have fallen a couple of times while stepping down to allow the door to swing open. Mr. Ledger stated the proposed deck would alleviate all of these problems.

Mark Kalafut introduced himself as the resident of 116 Ohio Ave. He stated he's lived at the property since February of 1999. He went on to say that there was some talk of possible flooding issues and there's never been a problem with any flooding and he has no problem with Mr. Ledger constructing the proposed deck.

Rita Fuhrman introduced herself as the resident at 113 Ohio Ave. She stated the deck would allow her to visit with her neighbor, Mr. Ledger, which she cannot do now due to her use of a walker.

Code Officer, Brian Swift, made the Board Members aware that the rear of the property at 114 Ohio Ave. is not located in the 100-year flood plain.

Board Member Acton asked how the deck would be accessed.

Mr. Ledger stated there would be two sets of steps. One would be located off the side of the house and the other on the front of the deck.

ACTION: A motion was made by Board Member Smith to Approve Petition 12-19. The motion was seconded by Board Member Personti.

VOTE: All in favor Motion Carried

Review Petition 12-23 Tax Parcel # 1900-500-145 also known as 201 Ohio Ave.

Kimberly Robinson, the owner of the property, appeared before the Board and presented her reason for filing the appeal of the citation. In addition to Mrs. Robinson, the Board heard testimony from others including Town Officials.

The Citation #V2-00133 was issued on June 8, 2012, and alleged a violation of section 302.4 of the 2000 International Property Maintenance Code (All premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches.)

At the conclusion of the testimony, and after introduction of evidence, Board Member Smith made a motion to deny the appeal of Citation #V2-00133, which was seconded by Board Member Boyd. A vote was taken and all Board Members in attendance voted in favor of the motion. Therefore, the appeal of this citation was denied.

ACTION: A motion was made by Board Member Smith to Deny Petition 12-23. The motion was seconded by Board Member Boyd.

VOTE: All in favor Motion Carried

Review Petition 12-24 Tax Parcel # 1900-800-015 also known as 1329 Sycamore Ave.

Bernard Doherty, the owner of the property, appeared before the Board and presented his reason for filing the appeal of the citation. In addition to Mr. Doherty, the Board heard testimony from others including Town Officials.

The Citation #V2-00166 was issued on June 16, 2012, and alleged a violation of section 303.2 of the 2000 International Property Maintenance Code (All exterior surfaces shall be maintained in good condition. Exterior wood surfaces shall be protected from the elements and decay by painting or other protective covering or treatment.)

At the conclusion of the testimony, and after introduction of evidence, Board Member Smith made a motion to deny the appeal of Citation #V2-00166, which was seconded by Board Member Acton. A vote was taken and all Board Members in attendance voted in favor of the motion. Therefore, the appeal of this citation was denied.

ACTION: A motion was made by Board Member Smith to Deny Petition 12-24. The motion was seconded by Board Member Acton.

VOTE: All in favor Motion Carried

Review Petition 12-25 Tax Parcel # 1900-400-732 also known as 226 Filbert Ave.

Michael Dinsmore, the owner of the property, appeared before the Board and presented his reason for filing the appeal of the citation. In addition to Mr. Dinsmore, the Board heard testimony from others including Town Officials.

The Citation #V2-00172 was issued on June 16, 2012, and alleged a violation of section 302.4 of the 2000 International Property Maintenance Code (All premises and exterior property shall be maintained free from weeds or plant growth in excess of 8 inches.)

At the conclusion of the testimony, and after introduction of evidence, Board Member Chalfant made a motion to approve the appeal of Citation #V2-00172, which was seconded by Board Member Boyd. A vote was taken and all Board Members in attendance voted in favor of the motion. Therefore, the appeal of this citation was granted.

ACTION: A motion was made by Board Member Chalfant to Approve Petition 12-25. The motion was seconded by Board Member Boyd.

VOTE: All in favor Motion Carried

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS: None

PUBLIC COMMENT: None

ADJOURNMENT:

ACTION: A motion was made by Board Member Boyd to adjourn. The motion was seconded by Board Member Smith.

VOTE: All in favor Motion Carried

At this time the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the July 24, 2012 Board of Adjustment Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

PAUL CHALFANT, CHAIRMAN

JAMES PERSONTI, SECRETARY